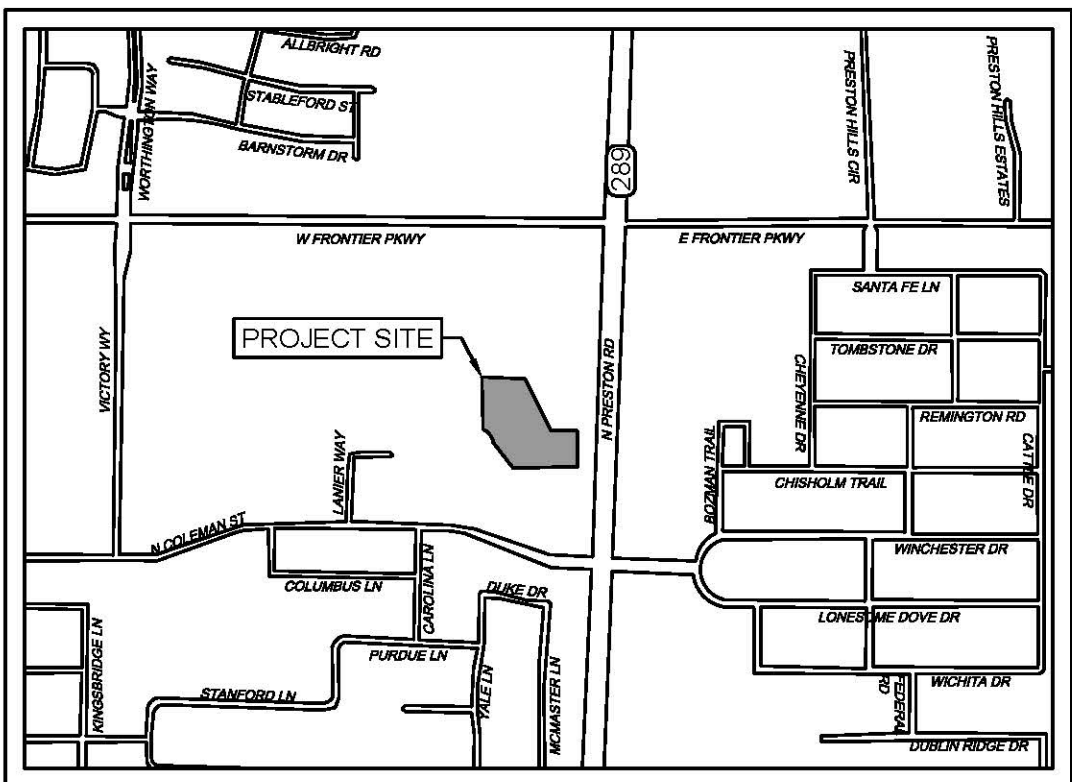


Approved Conceptual Plan (PD-116)

PARKING DATA TABLE				
	LOT 1	LOT 2	LOT 3	LOT 4
EXISTING ZONING	OFFICE	OFFICE	OFFICE	OFFICE
PROPOSED ZONING	PD	PD	PD	PD
LOT AREA (SF) / ACRES	45,595 SF / 1.05 ACRES	65,935 SF / 1.51 ACRES	91828 SF / 2.11 ACRES	74,052 SF / 1.70 ACRES
TOTAL BUILDING AREA (SF)	7,700 SF 818 SF PATIO	9,945 SF	36,750 SF	42,000 SF
BUILDING HEIGHT	20'-0" (1 STORY)	20'-0" (1 STORY)	60'-0" (3 STORY)	60'-0" (3 STORY)
MAXIMUM FAR (4:1)	18.68% / 0.1868:1	15.08% / 0.1508:1	26.69% / 0.2669:1	53.90% / 0.5390:1
PARKING REQUIREMENTS	1 PER 250 SF (RETAIL) 1 PER 100 SF (RESTAURANT)	1 PER 250 SF (RETAIL/MEDICAL OFFICE) 1 PER 100 SF (RESTAURANT)	1 PER 350 SF (PROFESSIONAL OFFICE) 1 PER 250 SF (MEDICAL OFFICE)	1 PER 350 SF (PROFESSIONAL OFFICE)
BUILDING DISTRIBUTION	RETAIL: 80% RESTAURANT: 20%	RETAIL/MEDICAL OFFICE: 42% RESTAURANT: 58%	PROFESSIONAL OFFICE: 100% MEDICAL OFFICE: 0%	PROFESSIONAL OFFICE: 100%
TOTAL PARKING SPACES REQUIRED	50	75	105	120
TOTAL PARKING SPACES PROVIDED	50	75	111	126
REQUIRED ADA PARKING	2	3	4	5
PROVIDED ADA PARKING	2	3	4	



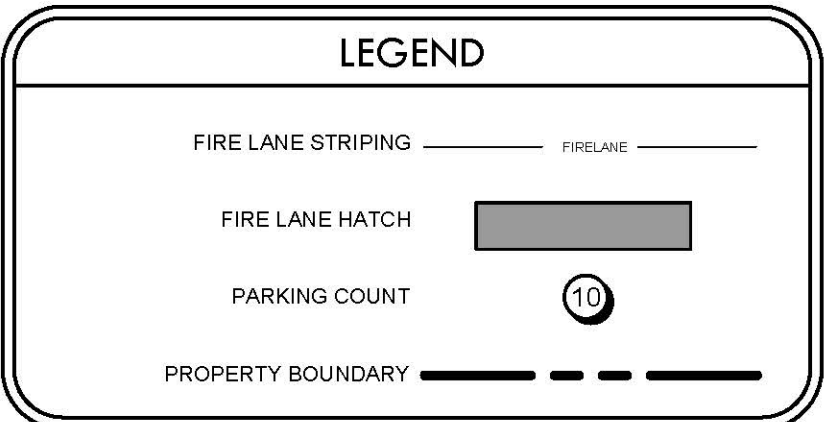
P R E L I M I N A R Y
F O R R E V I E W O N L Y
T H E S E D O C U M E N T S A R E F O R
D E S I G N R E V I E W O N L Y A N D
N O T I N T E N D E D F O R T H E P U R P O S E S
O F C O N S T R U C T I O N , B I D D I N G
O R P E R M I T . T H E Y W E R E P R E P A R E D
B Y , O R U N D E R T H E S U P E R V I S I O N O F :

J O H N D . G A R D N E R
P . E . # 1 3 8 2 9 5
D A T E : A u g u s t 1 0 , 2 0 2 2

VICTORY | GROUP
Victory Real Estate Group

6125 LUTHER LANE SUITE 583
DALLAS, TX 75225-6202
214-934-2566

VICTORY AT
FRONTIER - SOUTH
LOTS 1 - 4
TOWN OF PROSPER
COLLIN COUNTY, TEXAS



LAYOUT & DIMENSIONAL CONTROL NOTES:

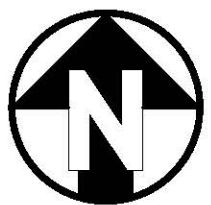
1. BOUNDARY LINES AND EASEMENT: REFER TO THE FINAL PLAT TO VERIFY PROPERTY LINES AND EXISTING EASEMENT LOCATIONS.
2. DIMENSION CONTROL: UNLESS NOTED OTHERWISE, ALL PAVING DIMENSIONS SHALL BE SHOWN TO FACE OF CURB.
3. CURB RADII: UNLESS NOTED OTHERWISE, ALL CURB RADII SHALL BE 3' AT BUILDING FACE OF CURB.
4. BUILDING DIMENSIONS: REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
5. CONTRACT SHALL VERIFY ALL DIMENSIONS AND COORDINATES PRIOR TO CONSTRUCTION.
6. ALL COORDINATES ARE U.S. SURVEY FEET, NAD '83 SURFACE.
7. REFER TO SHEET(S) CX.X - X.X FOR SITE DETAILS.

NOTE TO CONTRACTOR:
THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES (WHETHER SHOWN ON PLANS OR NOT) PRIOR TO COMMENCING CONSTRUCTION. IF FIELD CONDITIONS DIFFER SIGNIFICANTLY FROM LOCATIONS SHOWN ON THE PLANS, THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

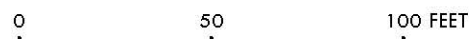
SCREENING NOTE:
SCREENING SHALL BE PROVIDED WHERE RESIDENTIAL LOTS
ABUTS THE PROPOSED DEVELOPMENT PER THE ZONING
REQUIREMENTS AS OUTLINED IN THE PLANNED DEVELOPMENT
REGULATIONS.

DETENTION NOTE:
AN OFF-SITE REGIONAL DETENTION WILL BE DESIGNED TO ACCOMMODATE FOR THE INCREASE OF PROPOSED STORM DISCHARGE PRODUCED BY THIS DEVELOPMENT. DESIGN FOR THE OFF-SITE REGIONAL DETENTION WILL BE FINALIZED PRIOR TO SITE PLAN AND CIVIL DESIGN.

FLOOD PLAIN NOTE:
FEMA FLOODPLAIN RECLAMATION WILL BE DESIGNED DURING THE
CIVIL PERMIT PROCESS.



GRAPHIC SCALE



SCALE: 1" = 50'

SITE PLAN
CASE NO. Z21-0013

VICTORY AT FRONTIER SOUTH
6.25 ACRES
LOTS 1-4
VICTORY AT FRONTIER SOUTH, LP
(INST. NO. 20180824001065580)
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
PREPARATION DATE: XX/XX/XXXX

OWNER/APPLICANT
VICTORY REAL ESTATE GROUP
6125 LUTHER LANE STE 583
DALLAS, TX 75225-6202
PH: 214-934-2566
CONTACT: BOBBY MENDOZA

ENGINEER
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH: 817-488-4960
CONTACT: KE PROJECT PM, PE

LANDSCAPE ARCHITECT
LONDON LANDSCAPES
P.O. BOX 28
COLLINSVILLE, TEXAS 76233
PH: 972-800-0676
EMAIL: AMY_LONDON@
LONDON-LANDSCAPES.NET
CONTACT: AMY LONDON, RLA

SURVEYOR
BARTON CHAPA SURVEYING
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH: 817-864-1957
CONTACT: JACK BARTON, RPLS

JOB NUMBER: VIC21021

ISSUE DATE: 6/28/2022

CONCEPT PLAN

SHEET:

C3.0

Full Path: K:\Jobs\VIC21021_Frontier South\Drawings\CONCEPT\03 - Production\03 - Production\C3.0 SITE PLAN_UPDATED

FILENAME: C3.0 SITE PLAN_UPDATED.dwg